



MITIGATIVE NEGATIVE DECLARATION

Board of Supervisors

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Project Description

APN: 1011-451-02

APPLICANT: TAN, EDUARDO

PROPOSAL: A) General Plan Land Use District Amendment to change from RS-20M to RS on 1.05 acres;
B) Tentative Parcel Map 16511 to create 4 parcels on one acre with variance to permit street side yard wall height up to 7 feet 5 inches in lieu of the maximum 4 feet and setback 8 feet in lieu of the required 15-foot setback for Parcel 2 facing Vernon Avenue and allow a 7 feet 5 inch wall in lieu of a maximum 6 ft. wall along the west property line of the entire tract.

COMMUNITY: Montclair/4th Supervisorial District

LOCATION: Northeast corner Howard Street and Vernon Avenue

JCS/INDEX: 12050CU1/W54-111/TT 16720/2003/GPA01/TT01

STAFF: Tina Twing

REP(S): SAA

June 4, 2004

Effective date of Negative Declaration

Plans and specifications for the referenced project are available for public inspection in the Land Use Services Department, Planning Division.

Pursuant to provisions of the California Environmental Quality Act and the San Bernardino County Environmental Review Guidelines, the above referenced project has been determined not to have a significant effect upon the environment. An Environmental Impact Report will not be required.

Reasons to support this finding are included in the written Initial Study prepared by the San Bernardino County Planning Director.

May 4, 2004

*Dennis Hansberger, Chairman
Board of Supervisors*

Date of Board Action

Attachments:
Initial Study and any
Mitigation Measure(s)

cc: Project File

